

## Discretionary Use or Variance Application

### What type of application are you applying for?

Discretionary Use

### For a Discretionary Use Application, please describe the Use you are looking to apply for and why you think the proposed location complements your proposed use?

Existing Home that we would like to turn in to a higher end short term rental (VRBO / Airbnb)

Larger home, near amenities

There is a demand for higher end short term rentals in the community.

Cleaning / maintenance would be hired out which will keep the home / yard looking clean and well kept within the neighborhood.

### Property Address for the Variance or Discretionary Use will be applied

38 AB Cres Lloydminster, AB

### Lot Number:

13 ✓

### Block Number:

64 ✓

### Plan Number:

4105 NY ✓

### Tax Roll Number

21108840000 ✓

26-6172

1177965

20260509

LDR

Are you listed as the Registered Landowner on the Land Title?

## Discretionary Use or Variance Application

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Yes

**I understand that this is only an application and submission of this application does not mean this approval is guaranteed approval and fees are non-refundable**

Yes

**I understand that Discretionary Use and/or Variance Applications include public referrals and advertising as part of the review process and a decision can take anywhere from 4-8 weeks**

Yes

**I consent to receiving notifications & correspondence regarding this application via email unless otherwise specified by the applicant in writing.**

Yes



# Short Term Rental Information



Describe the Dwelling Type for the Short Term Rental

- ☒ Single Family Dwelling
- ☐ Multi-unit Dwelling (Townhouse, Rowhouse, Duplex)
- ☐ Basement or Secondary Suite
- ☐ Garage or Garden Suite
- ☐ Apartment Unit
- ☐ Condo Unit
- ☐ Other



If you selected "other" please describe what type of building your proposed Short Term Rental will be situated



How will guests be able to rent your property?

- ☒ Whole Home Rental - Guests will have exclusive use of the property
- ☐ Shared Home Rental - Guests will share the property with a host or other guests



Will the landowner or host live in the short term rental property at any time while it is rented to guests?

- ☐ Yes
- ☒ No



How many days per year are you hoping to rent the Short Term Rental?

Year Round



Will there be a maximum number of days that a client can stay on one reservation?

☒ Yes

☐ No



If Yes, above, what is the maximum number of days on one reservation?



What is the maximum number of guests who will be able to stay at the property at one time?

6



How many bedrooms, beds and bathrooms are available for guests?



Bedrooms

3



Beds (total number of beds available for guests including sofasbeds and similar)

6



Bathrooms

3



How far away will the landowner or host be from the short term rental while it is occupied by guests?

- ☐ On the same property
- ☐ On a neighbouring property
- ☒ Within the City of Lloydminster
- ☐ Within Alberta or Saskatchewan
- ☐ Within Canada
- ☐ Outside of Canada



How will you ensure that your guests will not make excessive noise that may negatively affect neighboring properties?

Rules will be clearly communicated. Guests will be screened.



How will you ensure that your guests will not litter or leave the exterior of the property in an unsafe, unsightly, defaced, damaged or destroyed condition which could negatively affect neighboring properties?

Professional Yard Maintenance company will do weekly grass trimmings and will take care of the snow s



Does your property have dedicated parking spaces for your guests to use?

- ☒ Yes
- ☐ No



If yes, how many stalls are available on the site (including attached or detached garage) and how many will be available for guests specifically?

3



Will you provide your clients/guests with 24 hour contact information, should an issue arise?

☒ Yes

☐ No



Will there be a means for neighbours to contact you, should an issue arise?

☒ Yes

☐ No



Based on your response above, why or why not?

Cell Phone number will be provided.



Will you be advertising your Short Term Rental, if so how? (AirBNB, VRBO, Social Media, Word of Mouth ect.)

AirBNB, VRBO





## Proposed Discretionary Use

### MUNICIPAL ADDRESS

38 Alberta Crescent  
Lloydminster, AB

Date: 08/05/2026

File No.: 26-6172



 Subject Lands



0 80 160  
Metres

## Tell Us What You Think

Please submit any comments, concerns, or support surrounding this proposed development in writing to Planning Services no later than **08/20/2026** to be considered prior to a decision being made.

When submitting please include the following:

Your full name,  
Your Municipal Address,  
Reasoning supporting or opposing the development,  
Application number

Comments can be submitted by email to:  
[permits@lloydminster.ca](mailto:permits@lloydminster.ca).

Or in person at:  
**City of Lloydminster Operations Centre**  
**6623 52 Street**  
**Lloydminster, AB, T9V 3T8**

This notification is sent to all property owners within 100 m of the address listed to inform nearby residents that Planning Services has received an application for a **Discretionary Use** proposed at the indicated address.

## Application Information

Proposed Use: Short Term Rental-AirBnB/Vbro

Application No.: 26-6172

Is This Your Primary Residence?: No

Number of Full or Part Time Employees: 0

Other Businesses Operating at This Address?: No

Operational Days of Week: Sun.-Sat.

Will You Be Installing a Sign?: No

Provided Off-Street Parking Stalls: 3

Proposed Clients Per Week: 2

Max. Overnight Guests Per Night: 6

Applications are reviewed based on the provisions of **Land Use Bylaw 05-2025** along with any planning related concerns submitted.

For more information, contact Planning Services using the contact details below; or scan the QR Code for our website, scroll to *Public Notices*, *View Current Applications* and look for *Application No.: 26-6172*.



[lloydminster.ca/development](http://lloydminster.ca/development)